

Development Management Officer Report Committee Application

Summary	
Committee Meeting Date: 13 February 2018	
Application ID:	LA04/2015/1345/F
Proposal: Proposed housing development consisting of 10 No. 2 storey semi-detached dwellings and 7 No. 2 storey detached dwellings with garages and associated siteworks. Amendment to previous approved application Z/2007/0102/F	Location: Land at Portmore Hill adjacent to Thorburn Park and Thorburn Road and accessed via Antrim Road through the Northview Development Antrim Road Belfast
Referral Route: 80 representations have been received that conflict with the planning officers recommendation.	
Recommendation: Approval	
Applicant Name and Address: Mayfair Homes (NI) LTD Scottish Provident Building Belfast BT1 6JH	Agent Name and Address: Site Express Unit 8 Belmont Office Park 240 Belmont Road Belfast BT4 2AW
<p>Executive Summary: Full Planning permission is sought for 17 dwellings (10 semi-detached and 7 detached) and associated site works.</p> <p>The key issues in the assessment of this proposed development include:</p> <ul style="list-style-type: none"> Principle of development Impact on the character of the area and topography Impact on residential amenity Loss of open space Traffic and parking <p>The site is located within the development limits in dBMAP and BUAP and is identified as white land in draft BMAP 2015. The land is currently in open space and is essentially a brownfield site that has grown over, the loss of the open space under PPS8 is justified and was considered during the previous application in October 2007 for 28 Dwelling Units. Taking into account the planning history for residential development on the site, the principle of residential development is considered acceptable.</p> <p>The design, layout and form of development is considered acceptable and the site can accommodate the number of dwellings proposed with a quality residential environment for prospective residents. The topography of the site is addressed and there is sufficient separation distance to neighbouring dwellings and a landscape buffer will be provided that will ensure no significant impact to existing residential amenity.</p>	

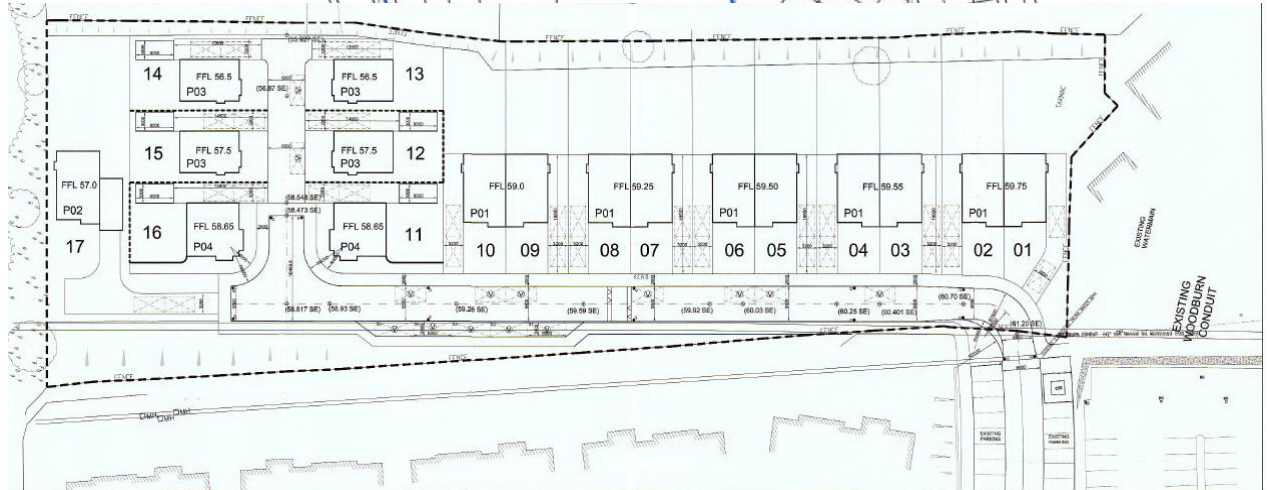
Consultees, DFI Roads, Rivers Agency, NI water and the Tree Officer offer no objections.

Planning Service has received 80 letters of objection and 1 letter of support. The main objection is the use of the existing access through a private development.

Having had regard to the development plan, relevant planning policies and other material considerations, it is recommended that planning permission is granted for this proposal subject to conditions.

Case Officer Report

Site Location Plan





Consultations:

Consultation Type	Consultee	Response
Statutory	DFI Roads - Hydebank	Content
Statutory	NI Water - Multi Units East - Planning Consultations	Advice
Statutory	DFI Roads - Hydebank	Advice
Non Statutory	Env Health Belfast City Council	No Objection
Statutory	DFI Roads - Hydebank	Advice
Statutory	Rivers Agency	Standing Advice
Non Statutory	Building Control Belfast City Council	No Objection
Statutory	Rivers Agency	Standing Advice

Representations:

Letters of Support	None Received
Letters of Objection	80
Number of Support Petitions and signatures	No Petitions Received
Number of Petitions of Objection and signatures	No Petitions Received

1.0	<p>Description of Proposed Development</p> <p>A housing development consisting of 10x no.2 storey semi-detached dwelling and 7x no. 2 storey detached dwellings is proposed.</p> <p>The development will form part of 'Northview', a private gated development, which currently consists of 8 apartment blocks. Access will be from the Antrim Road through security gates in situ. The through-road currently in place will be extended to service the</p>
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	<p>proposed housing development.</p> <p>As part of a private development, the houses will be fenced off from adjacent properties in Thorburn Road and Thorburn Park south and east of the site; and from Throne Wood and the 'snakey path', to the north of the site.</p>
2.0	<p>Description of Site</p> <p>The site is rectangular in shape and sits in front of (to the east) and at a lower level than the 8 apartment blocks that make up the Northview development. The site slopes downwards towards the sea from west to east and falls some 6m from the west boundary to the east boundary.</p> <p>The site is currently an area of open space, grown over with shrubs and bushes and is fenced off.</p> <p>The 'snake path' and Throne Wood are adjacent of the north of the site. To the south and east the area is characterised by 2 storey semi-detached properties.</p>
Planning Assessment of Policy and other Material Considerations	
3.0	<p>Site History</p> <p>Z/2007/0102F Erection of 4 no. 2 storey town houses. 12 no. 2 storey/split level semi-detached houses. 12 no. apartments with associated parking, road works and landscaping. Land at Portmore Hill adjacent to Thorburn Road, Thorburn Park and accessed via Antrim Road through Northview development, Belfast. Approved 29th October 2007</p> <p>History of Adjacent Site</p> <p>Z/2014/0610/F Erection of 19 units consisting of 17no. semi-detached and 2 no. apartments, including extension to and abandonment of, part of Thorburn Road. Site located north of no's 82 & 83 Thorburn Road,BT36 7JA Approved 29th December 2015</p>
4.0	Policy Framework
4.1	<p>Draft Belfast Metropolitan Area Plan 2015 & Belfast Urban Area Plan 2002</p> <p>Strategic Planning Policy Statement</p> <p>Planning Policy Statements (PPS)</p> <p>PPS3 Access, Movement and Parking</p> <p>PPS7 Quality Residential Environments - Policy QD1 Quality in New Residential Development</p> <p>Addendum to PPS7 Safeguarding the Character of Established Residential Areas, Annex A Space standards</p> <p>PPS8 Open Space, Sport and Outdoor Recreation; Policy OS1 – Protection of Open Space</p>
5.0	<p>Statutory Consultees</p> <p>Department of infrastructure (DFI) – No objection to the proposal subject to conditions</p> <p>NI Water - No objection subject to conditions</p> <p>DFI Rivers - No objection to this development</p>
6.0	<p>Non-Statutory Consultees</p> <p>BCC Environmental Health- no objection</p> <p>BCC Building Control were not able to comment on landslip in the area.</p> <p>BCC Landscape Team – No objection</p>
7.0	<p>Representations</p> <p>The application has been neighbour notified and advertised in the local press. 80 objections have been received. Issues raised in these representations are:</p>
7.1	<p>Traffic Issues</p> <ul style="list-style-type: none"> • Increase in traffic along private narrow road with a dangerous hairpin bend is dangerous

	<ul style="list-style-type: none"> • Intensification of use of access and suitability of access is unsafe • Loss of parking spaces (particularly with regard to block 6 where car park becomes a through road) <ul style="list-style-type: none"> - DFI Roads are satisfied with the proposed arrangements
7.2	<p>Amenity Issues</p> <ul style="list-style-type: none"> • Over-looking & loss of privacy for Northview residents • Negative impact on the character of the area • Loss of amenity space utilised by children and young adults • Loss of security in a private gated development • Contrary to development plan and planning appeal decisions • Potential land slip
7.3	<p>Over looking</p> <p>The new properties sit at a much lower level than the apartment blocks. The line of sight for those in the existing ground floor apartments is higher than the proposed dwellings, so over-looking and privacy issues are not problematic.</p>
7.4	<p>Character of the Area</p> <ul style="list-style-type: none"> - With regard to the character of the area, the density of properties is in keeping with neighbouring properties to the south and east of the site. The pattern of development is very similar with 2 storey semi-detached dwellings being the main form of development.
7.5	<p>Amenity</p> <ul style="list-style-type: none"> - Amenity space provision is sufficient in the proposed development. Creating places recommends private amenity space greater than 40sqm for dwelling units next to public open space. Throne Wood is adjacent to this development. Private amenity space for the proposed dwelling units range from 70sqm – 190sqm. - The site also has intrinsic amenity value visually as open space. Justification of this 'loss of open space' has been submitted and found acceptable in line with planning policy. (more on justification)
7.6	<p>Loss of security within the gated development</p> <ul style="list-style-type: none"> - A close boarded boundary fence has been incorporated to enclose the development. In this respect the development has been designed to deter crime in keeping with planning policy.
7.7	<p>Contrary to the development plan and planning appeal decisions</p> <ul style="list-style-type: none"> - The proposal is in keeping with the development plan (BUAP & dBMAP). There does not appear to have been any prior appeals at this site.
7.8	<p>Potential Landslip</p> <p>The Geological Survey of Northern Ireland (GSNI) shows that the site lies within an area designated as a landslip area. GSNI state that the continued stability of the site depends on positive drainage measures.</p> <ul style="list-style-type: none"> - A drainage assessment has been submitted by the agent. DFI Rivers are satisfied with the drainage assessment submitted and raise no objection to the proposal. It is a matter for the developer and their engineer to ensure structural stability of the site.
7.9	<p>Other Matters</p> <ul style="list-style-type: none"> • Loss of security within the gated development during construction phase and beyond. Potential gate to Throne Wood would reduce security.

	<ul style="list-style-type: none"> - Security of the site during construction is the responsibility of the developer. <p>Residents of Northview pay management company 'Charterhouse' to maintain the private road & security gate. Residents are concerned they will incur additional maintenance costs</p> <ul style="list-style-type: none"> - It is the responsibility of the developer and the management company to liaise with existing Northview residents and make arrangements for road maintenance and security gates. <p>Increase in noise from plant and loss of visual amenity and during construction phase.</p> <ul style="list-style-type: none"> - In terms of noise from plant, the hours of works will be conditioned to ensure inconvenience is kept to a minimum. <p>Loss of value of apartments & loss of view</p> <ul style="list-style-type: none"> - These are not material planning matters
8.0	Representations from Elected Representatives Nigel Dodds MP has submitted a letter of support for this application.
9.0	Other Material Considerations Creating Places
10.0	Assessment The key issues in this case are: Principle of development Impact on the character of the area and topography Impact on residential amenity Loss of open space Traffic and parking
10.1	Principle of Development The site is located within the development limits in dBMAP and BUAP and is identified as white land in draft BMAP 2015. Therefore a range of compatible uses may be acceptable providing they meet the relevant policy tests. Taking into account the planning history for residential development on the site, the principle of residential development is considered acceptable.
10.2	Loss of Open Space Areas of open space can perform multiple functions, including as a visual amenity. Annex A of PPS8 states that even without public access, people enjoy having open space near to them to provide an outlook. Policy OS1 states there is a presumption against the loss of existing open space irrespective of its physical condition and appearance. An exception will be permitted where it can be demonstrated that the loss of open space will have no significantly detrimental impact on the amenity, character or biodiversity of the area. A 'loss of open space justification report' was submitted to the Council. Consideration was given to the loss of open space is the planning history of the site. Z/2007/0102/F was approved in October 2007 for 4 town houses, 12 semi-detached and 12 apartments on the basis that evidence was submitted to prove the land was previously developed as housing with the address 'Portmore Hill' between the years 1957 and 1986. Therefore, whilst the land is currently in open space it is essentially a brownfield site that has grown over and therefore the loss of the open space under PPS8 is justified.
10.3	Impact on the Character of the Area & Topography Despite being part of the Northview development, the design and density of the proposal is more akin with the pattern of development in the Thorburn Road and Thorburn Park

	<p>areas, where 2 storey semi-detached properties are more characteristic. With land sloping downwards to the sea, there is a relatively steep drop in levels from the Northview apartments (67m above sea level) to this development site (56.5m above sea level) a drop of nearly 11m.</p>
10.4	<p>The site itself will require some cut and fill to provide a level terrace to build on. Within the proposed site there is a variation of 3m between the highest and lowest points. This is not untypical on this type of sloping site. It is important to provide flat amenity areas for the prospective residents and accessible gradients for motor vehicles whilst ensuring that any changes in levels do not result in significant impact on existing residential neighbours.</p>
10.5	<p>The site level is to be raised by 2m at sites 01 and 02 this is to accommodate roads engineering to ensure accessibility to the site. The adjacent properties to the south at 9 and 10 Thorburn Park will sit 3m lower than site 01. However, the dwellings in Thorburn Park form a cul-de-sac and sit offset at an angle from the nearest proposed dwelling. This will assist in mitigating the difference in levels. There is sufficient separation distance at 10m at the nearest corner and 20m to the side/ rear and a 2m -9m buffer for planting a mature landscaped buffer between the dwellings. The landscape scheme and boundary treatments will be conditioned.</p>
10.6	<p>Properties on Thorburn Road to the east sit, essentially on a lower terrace (6m lower) than proposed development. This is typical of the tiered form development has taken in this area. With sufficient separation distances of at least 30m from the rear of the proposed properties. There will be at least 40m separation back to back.</p>
10.7	<p>Residential Amenity Overlooking</p> <p>The apartment development (8 apartment blocks totalling 104 apartments) that make up the Northview development, sit approx. 11m higher above sea level than this proposed development. The line of sight from the existing ground floor apartments is above the roof lines of the proposed buildings. As such, overlooking from the proposed dwellings will not result in a loss of amenity.</p> <p>Within the new development of 17 properties the windows of the houses have been well placed so that no overlooking occurs, and given the separation distances is unlikely to be significant. The proposed is considered to be accordance with policy QD1 of PPS7 – Quality Residential Environments.</p>
10.8	<p>Over-shadowing</p> <p>These properties would sit at the foot of the Cavehill. With the sun rising in the east, the properties will benefit from sunshine in the morning to the rear and afternoon sun in the front. As these properties sit lower than and to the east of the apartments, there will be no over shadowing or loss of light at the apartments. The design and orientation of the proposed houses within the site is such that they will not over shadow each other.</p>
10.9	<p>Design</p> <p>The development is to be made up of 17 no. 2 storey properties. The walls will be finished in brick and render with traditional hipped roofs will be finished with a flat concrete tiles. Doors will be painted timber and windows PVC. The 4 x 3 bed detached homes have a floor space of approximately 123sqm; 2 x 4 bed detached 136sqm; 1 x 4 bed detached 154sqm and the 10 x 4 bedroom semi-detached are approximately 150sqm. These properties all meet space standards set out in Annex A of the addendum to PPS7, Safeguarding the Character of an Established Residential Area. Garden sizes are in keeping with standards set out in 'creating places, with the minimum requirement of 40sqm. Rear garden sizes range from 90sqm to approximately 130sqm.</p>

10.11	<p>All properties have at least 2 in curtilage parking spaces. 14 spaces have marked on the plans for on street visitor parking. DFI Roads are satisfied that the development meets the required parking standards, in keeping with PPS3.</p> <p>Landscaping and Trees A detailed landscape scheme has been submitted showing a landscape buffer around the boundary of the site and setting out a planting specification. This will help integrate the site into its setting and mitigate against any loss of amenity. The boundary to no. 9 & 10 Thorburn Park boundary will also be sufficiently planted as set out above. The Tree Officer is content with the plans as submitted subject to condition.</p>
11.0	<p>Summary of Recommendation The proposal is considered to be in compliance with the development plan; and having regard to the policy context and other material considerations above, the proposal is considered acceptable and planning permission is recommended subject to conditions</p>
12.0	<p>Conditions</p> <ol style="list-style-type: none"> 1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission. Reason: As required by Section 61 of the Planning Act (Northern Ireland) 2011. 2. Site preparation and construction work shall not take place outside the hours 0800-1800hrs Monday to Friday, 0800-1700hrs on Saturday and at no time on Sundays and bank holidays Reason: In the interest of residential amenity. 3. The development hereby permitted shall not be occupied until the carriageway and footways have been constructed in accordance with Drawing No.02B bearing the date stamp 22nd February 2017. Reason: To ensure there is a safe and convenient road system within the site. 4. No dwelling shall be occupied until that part of the service road which provides access to it has been constructed to base course. The final wearing course shall be applied on the completion of each phase of the development. Reason: To ensure the orderly development of the site and the road works necessary to provide satisfactory access to each dwelling. 5. The development hereby permitted shall not be occupied until hard surfaced areas have been constructed in accordance with Drawing No.02B bearing the date stamp 22nd February 2017 to provide for parking within the site. No part of these hard surfaced areas shall be used for any purpose at any time other than for the parking and movement of vehicles. Reason: To ensure adequate provision has been made for parking within the site. 6. The development hereby permitted shall not commence until samples and a written specification of the materials to be used in the external elevations and hard standing surfaces, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details. Reason: To protect the visual amenities of the area. 7. The development hereby permitted shall be carried out in accordance with the Landscape Proposals Plan Drawing Number 'Landscape Plan 2' stamped received by Belfast City Council 30th October 2017. All landscaping shall be carried out in

	<p>accordance with the approved scheme in the first planting season (November-March) following the occupation of the buildings or the completion of the development whichever is the sooner and maintained thereafter. Any retained or newly planted trees, shrubs or hedges which die, become seriously damaged or diseased or are removed or destroyed within a period of 5 years from the date of planting shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: In the interests of amenity and biodiversity and to preserve and enhance the character and appearance of the locality.</p> <p>8. The development hereby permitted shall not commenced until a specification of the details of boundary treatments and retaining walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter retained in accordance with the approved details. Reason: To protect the residential amenities of the area</p>
<p>13.0</p>	<p>Informatives Drainage (NI) Order 1973 Under the terms of Schedule 6 of the Drainage (NI) Order 1973, any proposals either temporary or permanent, in connection with the development which involves interference with any watercourses such as culverting, bridging, diversion, building adjacent to or discharging storm water etc. requires the written consent of DfI Rivers. This should be obtained from the Eastern Regional Office at Ravarnet House, Altona Road, Largymore, Lisburn BT27 5QB.</p> <p>THE Clean Neighbourhoods and Environment (Northern Ireland) Act 2011 Contaminated Land Should any unforeseen ground contamination be encountered during the development, and in order to protect human health, all works on the site should cease. Belfast City Council should be informed and a full written risk assessment in line with current government guidance (Model Procedures for the Management of Land Contamination - CLR11) that details the nature of the risks and any necessary mitigation measures should be prepared and submitted for appraisal.</p>

ANNEX	
Date Valid	5th November 2015
Date First Advertised	20th November 2015
Date Last Advertised	
<p>Details of Neighbour Notification (all addresses)</p> <p>The Owner/Occupier, 1 Northview Manor,Ballygolan,Belfast,Antrim,BT36 7RT, Brian Polson 1, Apartment 6, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL Stephen Harte 1, Apartment 8, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL The Owner/Occupier, 10 Portmore Hill,Ballygolan,Newtownabbey,Antrim,BT36 7JD, The Owner/Occupier, 10 Thorburn Park,Ballygolan,Newtownabbey,Antrim,BT36 7AZ, The Owner/Occupier, 11 Thorburn Park,Ballygolan,Newtownabbey,Antrim,BT36 7AZ, leo callow 17 Ballynacoy Road Ballynacoy Lisburn C Donaghy 17 Northview,Newtownabbey,Co Antrim,BT36 7JL Leo Callow 17, Ballynacoy Road, Lisburn, Antrim, Northern Ireland, BT28 3XW The Owner/Occupier, 2 Northview Manor,Ballygolan,Belfast,Antrim,BT36 7RT, Dolores Finnerty 2, Apartment 13, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL Bogdan Jonak 2, Apartment 16, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL The Owner/Occupier, 3 Northview Manor,Ballygolan,Belfast,Antrim,BT36 7RT, Lorna Murphy 3, Apartment 29, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL The Owner/Occupier, 31 Antrim Road,Ballygolan,Newtownabbey,Antrim,BT36 7PR, The Owner/Occupier, 4 Northview Manor,Ballygolan,Belfast,Antrim,BT36 7RT, Lisa Hughes 4, Apartment 42, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL Micheal Meegan 4, Apartment 43, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL Noel McCullough 4, Apartment 47, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL The Owner/Occupier, 5 Northview Manor,Ballygolan,Belfast,Antrim,BT36 7RT,</p>	

Mark McComiskey
 5, Apartment 49, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL
 Kelly Jennings
 5, Apartment 51, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL
 Stuart MacManus
 5, Apartment 52, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7JL
 The Owner/Occupier,
 56 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 58 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 6 Portmore Hill, Ballygolan, Newtownabbey, Antrim, BT36 7JD,
 Catherine Treanor
 6, Apartment 63, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Lajos Garai
 6, Apartment 66, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 The Owner/Occupier,
 6, Apartment 67, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Sean Burns
 6, Apartment 71, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Daniel O'Neill
 6, Apartment 72, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Rory Corrigan
 6, Apartment 74, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Frank McCartan
 6, Apartment 75, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Michael Penney
 6, Apartment 76, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Wallace Cowan
 6, Apartment 77, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 The Owner/Occupier,
 60 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 62 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 64 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 66 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 68 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 7 Apt 79 Northview, Belfast BT36 7GA
 The Owner/Occupier,
 7 Apt 80 Northview, Belfast BT36 7GA
 The Owner/Occupier,
 7 Apt 81 Northview, Belfast BT36 7GA
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 7 Apt 83 Northview, Belfast BT36 7GA

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7 Apt 84 Northview Belfast BT36 7GA
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7 Apt 85 Northview, Belfast BT36 7GA
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7 Apt 88 Northview Belfast BT36 7GA
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7 Apt 89 Northview Belfast BT36 7GA
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7 Apt 90 Northview Belfast BT36 7GA
The Owner/Occupier,
7 Apt 91 Northview Belfast BT36 7GA
The Owner/Occupier,
7 Portmore Hill, Ballygolan, Newtownabbey, Antrim, BT36 7JD,
Michael Corran
7, Apartment 80, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
Janet Chambers
7, Apartment 83, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
Janet Rice
7, Apartment 86, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
The Owner/Occupier,
7, Apt 78 Northview
The Owner/Occupier,
70 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
Seanin Ferguson
72 Lansdowne Road Low-Wood Belfast
The Owner/Occupier,
72 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
Seanin Ferguson
72, Lansdowne Road, Belfast, Antrim, Northern Ireland, BT15 4AA
The Owner/Occupier,
74 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
The Owner/Occupier,
76 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
The Owner/Occupier,
78 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
The Owner/Occupier,
8 Apt 103 Northview, Belfast BT36 7GA
The Owner/Occupier,
8 Apt 104 Northview Belfast BT36 7GA
The Owner/Occupier,
8 Apt 105 Northview Belfast BT36 7GA
The Owner/Occupier,
8 Apt 92 Northview, Belfast BT36 7GA
The Owner/Occupier,
8 Apt 93 Northview, Belfast BT36 7GA

The Owner/Occupier,
 8 Apt 94 Northview, Belfast BT36 7GA
 The Owner/Occupier,
 8 Apt 95 Northview Belfast BT36 7GA
 The Owner/Occupier,
 8 Apt 99 Northview Belfast BT36 7GA
 The Owner/Occupier,
 8 Portmore Hill, Ballygolan, Newtownabbey, Antrim, BT36 7JD,
 The Owner/Occupier,
 8 Thorburn Park, Ballygolan, Newtownabbey, Antrim, BT36 7AZ,
 Brendan Ferguson
 8, Apartment 102, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Derek Gerrard
 8, Apartment 104, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Bernadette Garry
 8, Apartment 94, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Maureen Morgan
 8, Apartment 95, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 claire Caulfield
 8, Apartment 96, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 Patrick McGrory
 8, Apartment 97, Northview, Newtownabbey, Antrim, Northern Ireland, BT36 7GA
 The Owner/Occupier,
 8, Apt 100 Northview Belfast BT36 7GA
 The Owner/Occupier,
 8, Apt 101 Northview Belfast BT36 7GA
 The Owner/Occupier,
 8, Apt 102 Northview, Belfast BT36 7GA
 The Owner/Occupier,
 8, Apt 80 Northview, Belfast BT36 7GA
 The Owner/Occupier,
 8, Apt 98 Northview, Belfast BT36 7GA
 The Owner/Occupier,
 80 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 82 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
 The Owner/Occupier,
 84 Thorburn Road, Ballygolan, Newtownabbey, Antrim, BT36 7JA,
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 9 Portmore Hill, Ballygolan, Newtownabbey, Antrim, BT36 7JD,
 The Owner/Occupier,
 9 Thorburn Park, Ballygolan, Newtownabbey, Antrim, BT36 7AZ,
 The Owner/Occupier,
 Apartment 1, 1 Northview, Ballygolan, Newtownabbey, Antrim, BT36 7JL,
 The Owner/Occupier,
 Apartment 10, 1 Northview, Ballygolan, Newtownabbey, Antrim, BT36 7JL,

Brendan Ferguson
 Apartment 102 8 Northview Ballygolan Newtownabbey
 Derek Gerrard
 Apartment 104 8 Northview Ballygolan Newtownabbey
 Darren McGurnaghan
 Apartment 11 1 Northview Ballygolan Newtownabbey
 Melissa Halvey
 Apartment 11,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 maureen neesonn
 Apartment 12,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Dolores Finnerty
 Apartment 13,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 14,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 15,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 16,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 17,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 18,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 19,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 2,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 20,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 21,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 22,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 23,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 24,2 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 25,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 26,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 27,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 28,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Lorna Murphy
 Apartment 29,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 3,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 30,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,

The Owner/Occupier,
 Apartment 31,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 32,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 33,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 34,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 35,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 36,3 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 37,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 38,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 39,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 4,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 40,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 RICHARD ORR
 Apartment 41,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Lisa Hughes
 Apartment 42,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Micheal Meegan
 Apartment 43,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 44,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 45,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 46,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Noel McCullough
 Apartment 47,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 48,4 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Mark McComiskey
 Apartment 49,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 5,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 50,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Kelly Jennings
 Apartment 51,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Stuart Mac Manus
 Apartment 52,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 53,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,

The Owner/Occupier,
 Apartment 54,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 55,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 56,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 57,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 58,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 59,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Brian Polson
 Apartment 6,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Marie Rigby
 Apartment 60,5 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 Michael McCluskey
 Apartment 61,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 The Owner/Occupier,
 Apartment 62,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Catherine Treanor
 Apartment 63,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 The Owner/Occupier,
 Apartment 64,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 The Owner/Occupier,
 Apartment 65,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Lajos Garai
 Apartment 66,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 The Owner/Occupier,
 Apartment 67,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Glenn McCartney
 Apartment 68 6 Northview Ballygolan Newtownabbey
 The Owner/Occupier,
 Apartment 68,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Mary Mc Intosh
 Apartment 69,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 The Owner/Occupier,
 Apartment 7,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 The Owner/Occupier,
 Apartment 70,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Richard Weiniger
 Apartment 71, Block 6, Northview, Newtownabbey, BT36 7JL
 Richard Weiniger
 Apartment 71,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Daniel ONEILL
 Apartment 72,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 The Owner/Occupier,
 Apartment 73,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Louise Corrigan
 Apartment 74 6 Northview Ballygolan Newtownabbey

Rory Corrigan
 Apartment 74,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Frank McCartan
 Apartment 75,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Michael Penney
 Apartment 76,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 wallace cowan
 Apartment 77,6 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7GA,
 Stephen Harte
 Apartment 8,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 MICHAEL CORRAN
 Apartment 80 7 Northview Ballygolan Newtownabbey
 Janet Chambers
 Apartment 83 7 Northview Ballygolan Newtownabbey
 Jane Rice
 Apartment 86 7 Northview Ballygolan Newtownabbey
 Rianna Drain
 Apartment 88 7 Northview Ballygolan Newtownabbey
 Charles Mooney
 Apartment 88 7 Northview Ballygolan Newtownabbey
 The Owner/Occupier,
 Apartment 9,1 Northview,Ballygolan,Newtownabbey,Antrim,BT36 7JL,
 MAUREEN MORGAN
 Apartment 95 8 Northview Ballygolan Newtownabbey
 Claire Caulfield
 Apartment 96 8 Northview Ballygolan Newtownabbey
 Patrick McGrory
 Apartment 97 8 Northview Ballygolan Newtownabbey
 The Owner/Occupier,
 Apt 78, 7 Northview, Belfast BT36 7GA
 Robin Guthrie
 R.guthrie@btinternet.com
 Ian Hunter

Sean McGovern

Lorna Murphy

Lisa Leopoldo

Neil Adams

Cathleen Dowds

Date of Last Neighbour Notification	
Date of EIA Determination	

ES Requested	No
Notification to Department (if relevant) Date of Notification to Department: Response of Department:	